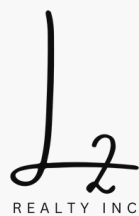


Country Estate with 2 Homes
2838 CR 3900
Independence, KS 67301

\$795,000
75± Acres
Montgomery County



Country Estate with 2 Homes
Independence, KS / Montgomery County

SUMMARY

Address

2838 CR 3900

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Residential Property, Recreational Land, Hunting Land, Single Family

Latitude / Longitude

37.115145 / -95.710137

Dwelling Square Feet

5250

Bedrooms / Bathrooms

4 / 4

Acreage

75

Price

\$795,000

Property Website

<https://l2realtyinc.com/property/country-estate-with-2-homes-montgomery-kansas/53611/>



Country Estate with 2 Homes

Independence, KS / Montgomery County

PROPERTY DESCRIPTION

Welcome home to this countryside retreat. Spanning approximately 75 acres of rolling country side, with views in all directions, and overlooking a tranquil 2+/- acre spring-fed pond, this estate is conveniently situated between Independence and Coffeyville. The blacktop road frontage provides easy access to other nearby towns and cities, offering the perfect balance of modern convenience and accessibility, with seclusion and country living.

The property consists of mostly rolling native grass, that has most recently been used in hay production. However, the multiple scattered fingers of timber make natural travel corridors for wildlife, and the property includes a secluded area that has been utilized for whitetail deer hunting. Equipped with a large permanent blind, this area would be an ideal food plot location, that would only further enhance the wildlife. Also enhancing the wildlife is the orchard that is also found on the property. Consisting of apple, peach, and pear trees among others. Both wildlife and family will enjoy the fresh raised fruits. The spring-fed pond is perfect for leisurely freshwater fishing and is known to attract waterfowl, while also being big enough for a small paddle boat, offering endless opportunities to connect with nature.

At the heart of the estate lies a magnificent 5250 sq.ft. home, meticulously designed to blend safety with comfort. Boasting 4 bedrooms, 4 full bathrooms, and 2 half bathrooms across 1.5 stories, this residence offers ample space for relaxation and entertainment. Unwind in the large master suite featuring walk-in closets and a luxurious master bath with walk-in shower, that you can get lost in. Entertain family and friends in the open layout that makes up the expansive living area, dining room, and custom kitchen. Upstairs, you will find 3 additional bedrooms, each equipped its own personal bathroom, as well as separate climate-controlled mini-splits.

Seamlessly blending indoor and outdoor living, a sprawling 1500 sq.ft. back deck provides the perfect setting for gatherings or quiet moments of contemplation in the morning sun. Radiant floor heating ensures comfort throughout, while a 3-car oversized pull-through attached garage offers ample space for vehicles and storage. The south end of the home offers year-round recreational enjoyment in the 1250 sq.ft. indoor pool room complete with a 10' deep pool and diving board.

Designed with safety in mind, the entire home construction is of concrete and is said to be rated for up to 200+ mph winds. In addition to safety, the concrete also insulates, and making temperature regulation much easier and the home economical to heat and cool.

Additionally, a charming 1554 sq.ft. farmhouse awaits. Offering cozy accommodations with original hardwood flooring, 3 bedrooms, 1 bathroom, breakfast nook, a partial unfinished basement and root cellar, that offers both protection and storage. The home has recently undergone remodeling and has been updated for modern living, with no greater example than in the kitchen. The modern cabinets, lighting, and farmhouse sink perfectly blend contemporary style with farm living. Enjoy the morning sun or take advantage of the afternoon shade on the new back deck, perfect for relaxation or entertaining. This farmhouse bungalow provides the perfect retreat for guests, rental income, or the potential for a VRBO.

Completing the estate are multiple outbuildings, including a single-car detached garage, a spacious garage/shop with electric and a concrete floor, a vast 5320 sq.ft. implement shed, a 400 sq.ft. outbuilding/chicken coop, and a historic 1940's barn with a loft, providing endless possibilities for hobbies and storage.

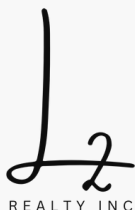
Experience the epitome of rural living combined with modern convenience. Schedule your private tour today and discover the endless possibilities awaiting you at this extraordinary countryside estate.

Contact Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com to schedule a private showing or with any questions. Sellers request a minimum of 6 hours' notice for all showings.

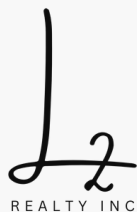
*75+/- Acres

*2+/- Acre Spring Fed Pond

*Rolling terrain



- *Hay production
- *Orchard
- *Whitetail Deer hunting
- *Blacktop Road Frontage
- *Freshwater fishing
- *Waterfowl hunting
- *5250 sq.ft. home
 - *4 bedroom
 - *3 full bathroom
 - *2 Half bathroom
 - *1 1/2 Story
 - *Custom Kitchen
 - *Large master suite
 - *Walk-in closets
 - *Walk-in Shower
 - *1250 sq. ft. Indoor Pool Room
 - *10' deep pool with diving board
 - *1500 sq. ft. back deck
 - *Radiant Floor heat
 - *3 car oversized pull through attached garage
 - *Water well
 - *Multiple Flex Rooms that can be used as additional bedrooms, Yoga studio, office, etc.
- *1554 sq. ft. Bungalow
 - *3 Bedroom
 - *1 Bathroom
 - *Breakfast Nook
 - *Rural water
 - *Remodeled and Updated
 - *Partial Unfinished Basement



*Root Cellar

*Deck

*Multiple Outbuildings

*Single car detached garage with concrete floor

*1070 sq. ft. Garage/shop with Electric and Concrete floor

*5320 sq. ft. Implement Shed with Electric and gravel floor

*400 sq. ft. Outbuilding/Chicken Coop

*1940's Barn with Loft

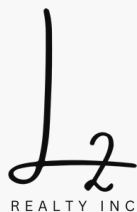
*5 miles to Independence, KS

*7 miles to Coffeyville, KS

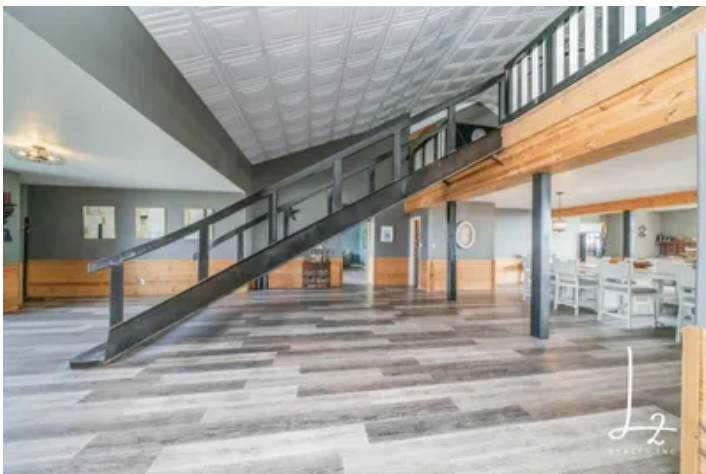
*17 miles to Caney, KS

*38 miles to Bartlesville, OK

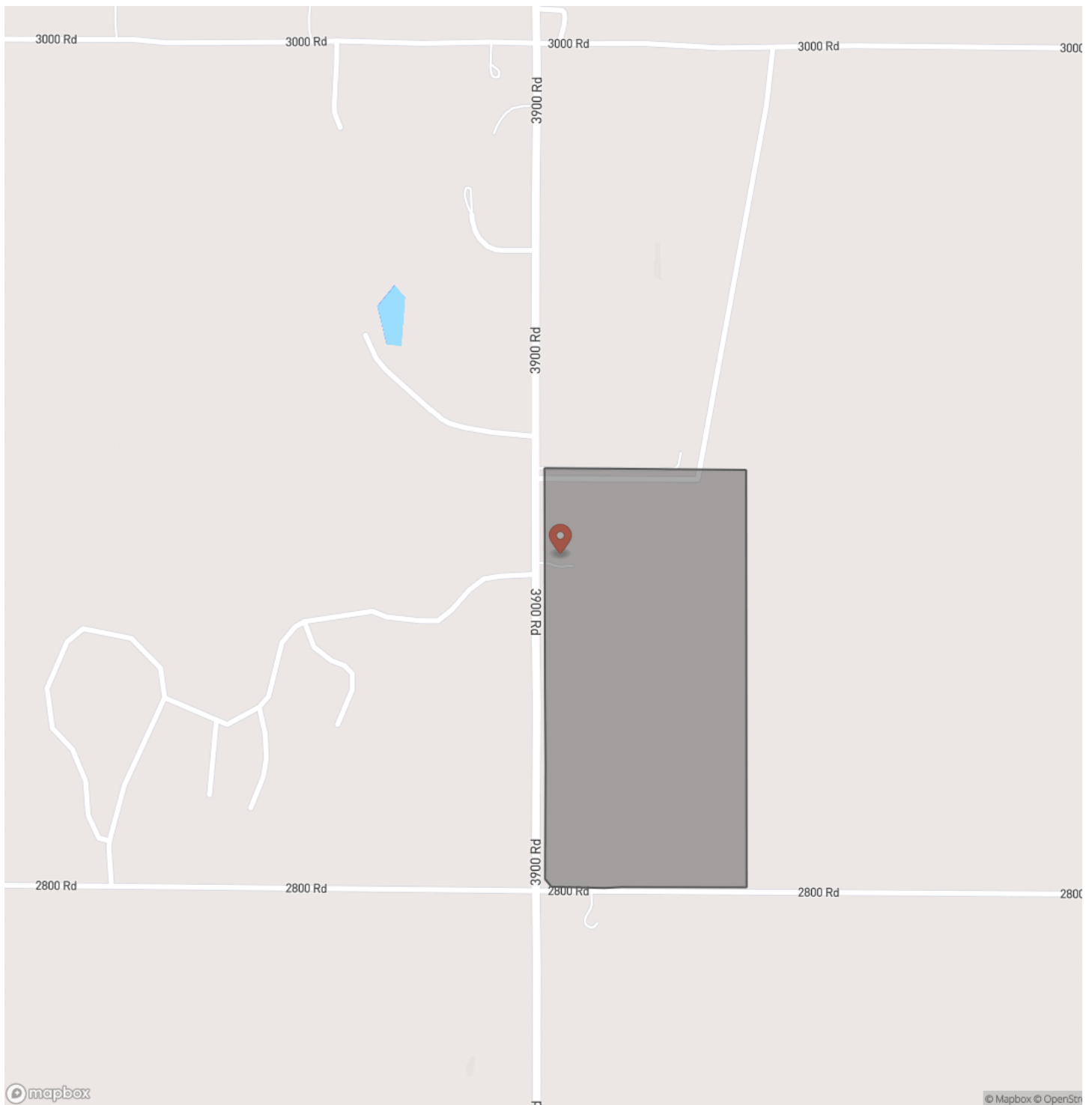
*73 miles to Joplin, MO



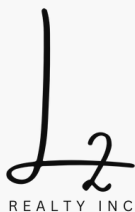
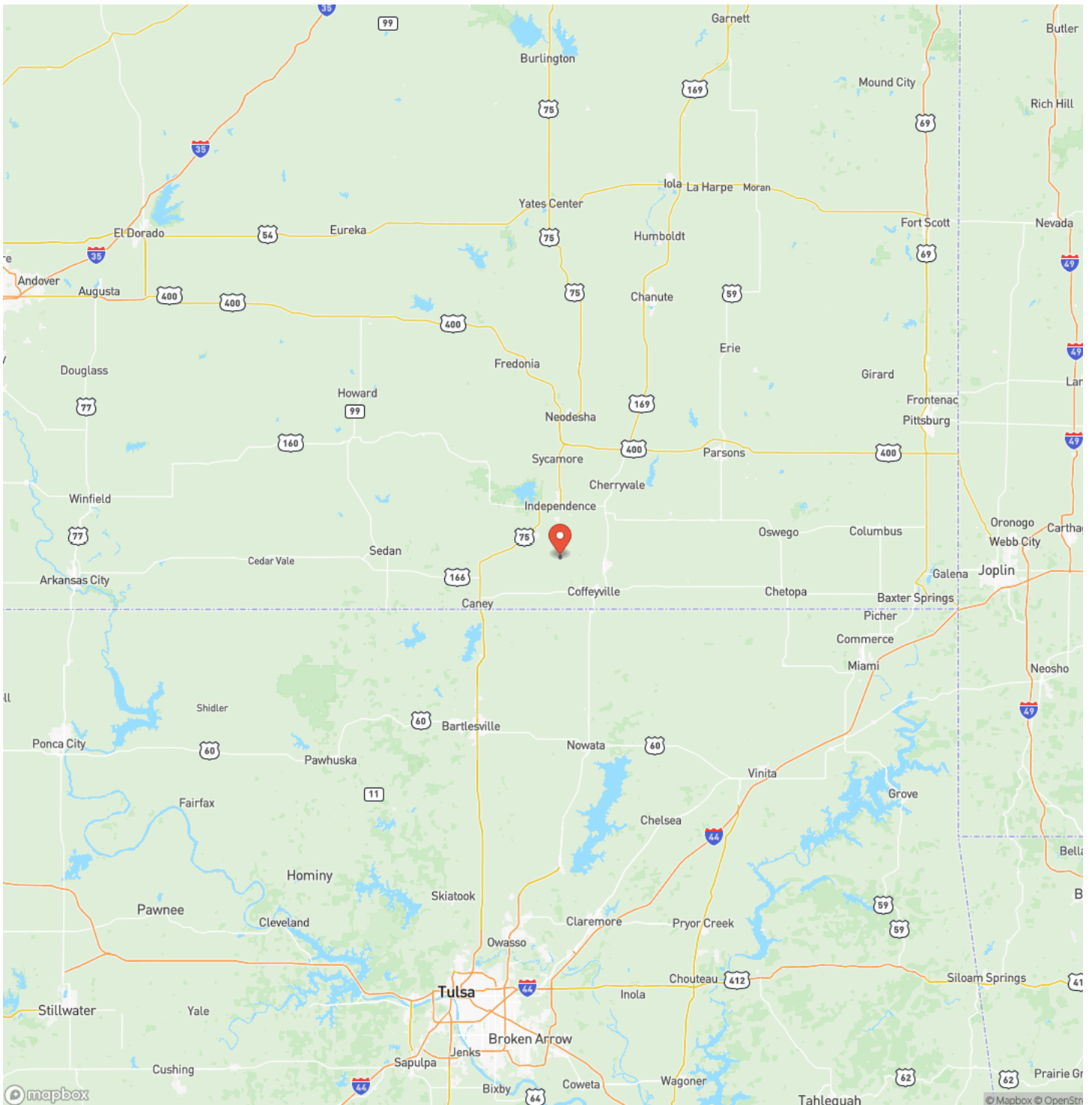
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Locator Map



Locator Map



Satellite Map



Country Estate with 2 Homes

Independence, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

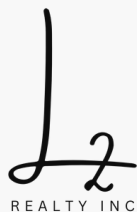
jkolb@l2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

NOTES

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MORE INFO ONLINE:

L2realtyinc.com

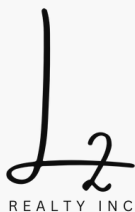
This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

L2realtyinc.com

